

# \$800,000 - 54 Sage Bluff Rise Nw, Calgary

MLS® #A2229474

**\$800,000**

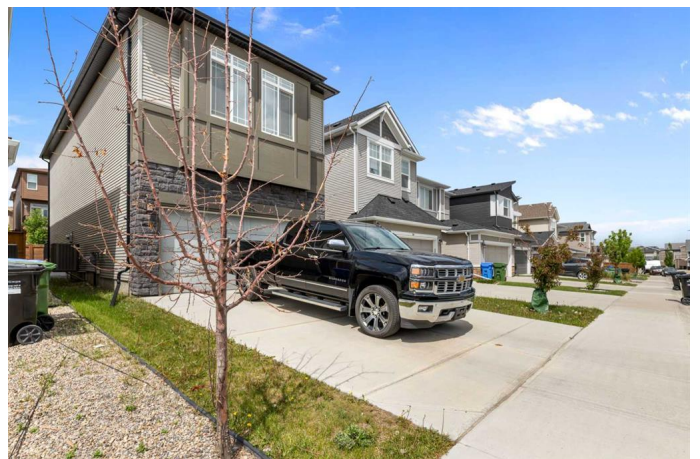
3 Bedroom, 3.00 Bathroom, 2,045 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Located in the desirable community of Sage Hill, this beautifully appointed home offers just over 2,000 sq ft of thoughtfully designed living space. Built in 2018, the main floor features an open concept layout with engineered hardwood flooring and numerous upgrades throughout. At the heart of the home is a striking expanded island with a saddle granite countertop, breakfast bar, and built-in wine fridge, surrounded by ample cabinetry, a gas cooktop, and a convenient walkthrough pantry. The spacious dining area is ideally positioned next to patio doors that open onto the west-facing deck, perfect for enjoying afternoon sun and evening gatherings. The open living room is bright and welcoming, complete with a gas fireplace and large windows.

Upstairs, a generous family room provides additional space to relax or entertain. The primary bedroom includes a 5-piece ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a large laundry room, and another full bathroom complete the upper level. The basement remains unfinished, offering excellent potential for future development. Additional features include a double attached garage and a driveway with space for two more vehicles. Ideally located close to playgrounds, shopping, and transit, this is a fantastic opportunity to own a modern and stylish home in a thriving community.



Built in 2018

## Essential Information

MLS® #	A2229474
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	54 Sage Bluff Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T4

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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